

Staff Summary Report



Hearing Officer Hearing Date: April 15, 2008

Agenda Item Number: 2

SUBJECT: This is a public hearing for a request by **T-MOBILE (PL080032)** located at 340 East 15th Street for one (1) use permit.

DOCUMENT NAME: 20080415dssd01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **UNIVERSITY LUTHERAN CHURCH - T-MOBILE (PL080032)** (Rulon Anderson/T-Mobile West Corp, applicant; The University Lutheran Church Inc., property owner) located at 340 East 15th Street in the R1-6, Single Family Residential District for:

ZUP08042 Use permit to allow a wireless antenna (sixty-five (65) foot monopalm).

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

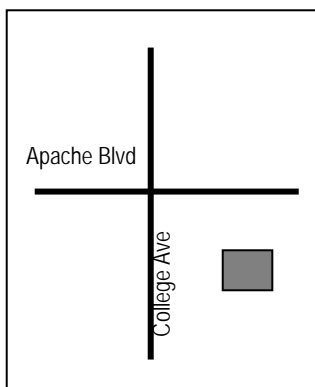
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-4

ADDITIONAL INFO: The applicant, T-Mobile, is seeking approval for a use permit to allow a sixty-five (65) feet tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 340 East 15th Street in the R1-6, Single Family Residential District. The site currently has an existing church and is populated with many mature trees. Staff has worked with the applicant to reduce the height for a fifty-five (55) foot mono-palm. Since the applicant has agreed to this reduced height, staff is recommending approval, subject to the condition. To date, staff has received two (2) phone calls of inquiry and one (1) phone call of opposition to this request.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
- 5-8. Collocation Study
- 9-10. Site plan
11. Enlarged Site Plan
12. Elevations
13. Photo Simulation
- 14-15. Staff Photograph(s)

COMMENTS:

The applicant, T-Mobile, is seeking approval for a use permit to allow a sixty-five (65) feet tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 340 East 15th Street in the R1-6, Single Family Residential District. The site currently has an existing church and is populated with many mature trees. Staff has worked with the applicant to reduce the height to a fifty-five (55) feet mono-palm. Since the applicant has agreed to this reduced height, staff is recommending approval, subject to the conditions. The site borders single family (R1-6) zoning to the north, south, west and to the east is a new dormitory on Arizona State University property which is also (R1-6) zoning.

To date, staff has received two (2) phone calls of inquiry and one (1) phone call of opposition to this request. The neighbor lives to the west of the proposed monopalm and doesn't support a sixty-five (65) foot pole in his neighborhood.

Use Permit

The Zoning and Development Code requires a use permit for the addition of wireless telecommunications antennas in all allowable zoning districts including the R1-6 Single Family Residential District. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - As the proposal is for a wireless antenna; there should be no nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit, subject to the conditions.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit at fifty-five (55) feet will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S)
OF APPROVAL:

1. The monopalm shall be no greater than 55'-0" in height.
2. Obtain all necessary clearances from the Building Safety Division.
3. No further antenna additions will be allowed. The monopalm was designed for nine (9) antennas. If approved this monopalm will have nine (9) antennas.
4. The wireless device shall be removed within 30 days of discontinuance of use.

HISTORY & FACTS:

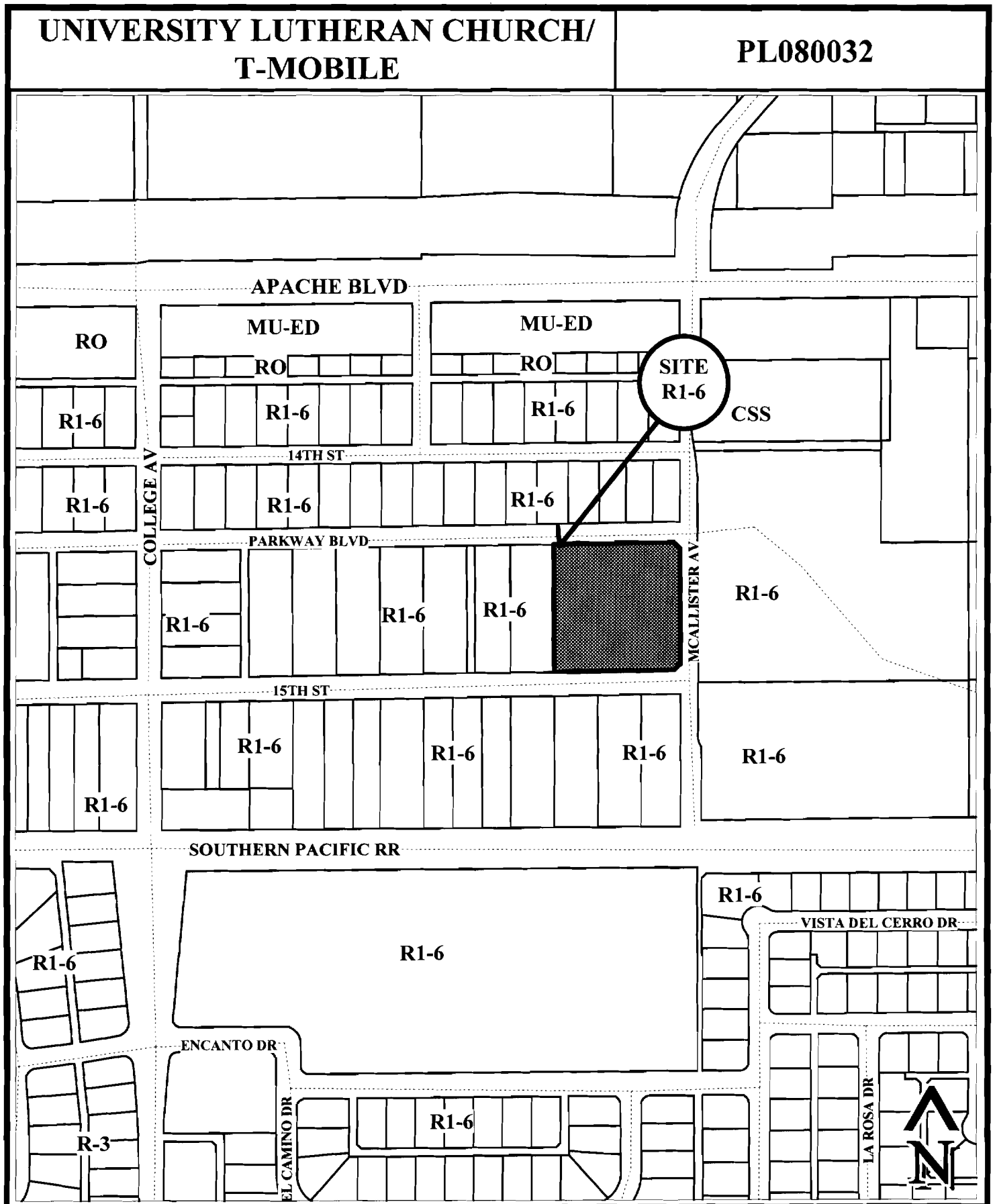
None pertinent to this request

DESCRIPTION:

Owner – University Lutheran Church
Applicant –Rulon Anderson/T-Mobile
Existing Zoning – R1-6, Single Family Residential District
Total site area – 94,349 s.f. / 2.1 acres
Height of Monopalm – 55 feet

ZONING AND
DEVELOPMENT
CODE REFERENCE:

Zoning Development Code
Part 3, Section 3-101 – Permitted Uses in Residential Districts
Part 3, Section 3-421 - Wireless Telecommunications Facilities
Part 6, Section 6-308 Use Permit.





UNIVERSITY LUTHERAN CHURCH - T-MOBILE (PL080032)

Project Submittal Narrative
For a Use Permit

University Lutheran Church
340 E. 15th Street
Tempe, AZ 85281

Wireless Communication Facility
New 65' Monopalm
PH30254D

Submitted To:
City Of Tempe
Planning and Development Services
31 East Fifth Street
Tempe, AZ. 85280

Submitted By:
Rulon Anderson
T-Mobile

12 March 2008

Project Information:

University Lutheran Church
340 E. 15th Street
Tempe, AZ 85281

APN: 133-14-055A

Proposed Use:

This application is for a new 65' stealth monopalm cellular communication facility intended to provide cellular service to the people in this area, with minimum visual impact. The related ground equipment will be located adjacent to the new monopalm inside an 18x30 foot compound surrounded by an 8' high block wall. The block wall will be painted and textured to match the existing buildings on the property.

Current zoning:	R1-6
Zoning to North:	R1-6
Zoning to East:	R1-6
Zoning to South:	R1-6
Zoning to West:	R1-6

Narrative:

The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

The property is located on the northwest corner of McAllister Ave and 15th Street. The proposed cell site will be located in an existing landscape area, near an existing palm tree, and surrounded by an 8' high block wall that will be painted and textured to match the existing building. The wall will block the view of the equipment from all sides.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,



Rulon Anderson
T-Mobile
PH30254D

Collocation Study

**University Lutheran Church
340 E. 15th Street
Tempe, AZ 85281**

**Wireless Communication Facility
New 65' Monopalm
PH30254D**

**Submitted To:
City Of Tempe
Planning and Development Services
31 East Fifth Street
Tempe, AZ. 85280**

**Submitted By:
Rulon Anderson
T-Mobile**

29 February 2008

Project Information:

University Lutheran Church
340 E. 15th Street
Tempe, AZ 85281

APN: 133-14-055A

Collocation Survey Area:

The collocation survey included the area within a one mile radius from the proposed site. However, the objective of this site is to provide better indoor coverage for Gammage auditorium, the new Arizona State University dormitories to the east, and the businesses and ASU facilities along East Apache Boulevard. This smaller coverage objective is shown on the attached map by a light gray circle.

Survey Results:

The survey results include only those buildings and structures over 30 feet tall, as anything lower than 30 feet would not provide adequate coverage in this area. Several existing collocatable structures were found within the one mile radius of the proposed site; however none of these structures would provide coverage to meet the objective for this site. The structures found are listed below with an explanation of why they would not meet T-Mobile's coverage objective for this site. They are also noted on the attached map.

1. 45' Monopalm at Rural and E. Loma Vista Dr.
This pole is too far from the objective to provide the necessary coverage in this area. Also, collocating on a Monopalm ruins the camouflage of the pole and is not a preferred option by T-Mobile.
2. 75' Ball Field Light Poles at McKemy Middle School
These are too far from the objective to provide the necessary coverage in this area.
3. 75' Ball Field Light Poles at Tempe High School
These are too far from the objective to provide the necessary coverage in this area.
4. 120' Utility poles along S. Farmer Ave.
Though these poles are 120' tall, the available antenna height would be around 60' since the upper half of these poles is filled with utility lines. This antenna height would provide coverage to Gammage Auditorium but it would not be sufficient to cover the eastern half of the coverage objective.
5. 60' Chase Building at University and Ash Ave
This building is too far from the objective to provide the necessary coverage in this area.
6. 70' Office Building on the NWC of Mill and University
This building is too far from the objective to provide the necessary coverage in this area.
7. 65' Monopole at University Drive Self Storage
This monopole already has three carriers collocating on it. It is unlikely that it would be structurally capable of supporting T-Mobile equipment in addition to the existing equipment. Also, it is too far from the objective to provide the necessary coverage in this area.

8. 45' Comfort Inn at ASU east of Rural on Apache
This building is too far from the objective to provide the necessary coverage in this area. Also, the many taller buildings between this one and the objective would block the signal.
9. 60' Holiday Inn at Rural and Apache
Collocating here would not cover all the objectives in this area. Collocating on this building would provide coverage to the new dormitories; however those dorms would block the signal from reaching the Gammage Auditorium.
10. 75' Ball Field Light Poles at Daley Park
While collocating on one of these poles would provide coverage to the new dorms, it would not cover all the objectives in this area. These poles are just a bit too far south to cover Gammage Auditorium and the majority of the buildings along Apache Blvd.
11. 85' Twin Palms Hotel at Apache and College
T-Mobile initially tried to collocate on this building rooftop. However T-Mobile has been unable to reach an agreement on the lease with the hotel owners. The building permit issued for this site has recently expired and no further work will be done on this site as T-Mobile and the hotel owners have reached a stalemate in lease negotiations.

In addition to the structures listed above there were numerous utility poles found within the one mile radius. Most of these poles were wooden poles and therefore unable to support T-Mobile's equipment. Some larger, metal power poles were found at intersections of major roadways however, because of their location, it would not be possible to get the ground space needed for the cell site equipment.

Also, there were several multistory buildings omitted from the survey results because they are owned by the Arizona State University. T-Mobile has attempted to work with ASU to collocate cell sites on ASU owned structures but ASU has been unwilling to lease space to T-Mobile for that purpose. The ASU campus is outlined on the attached map.

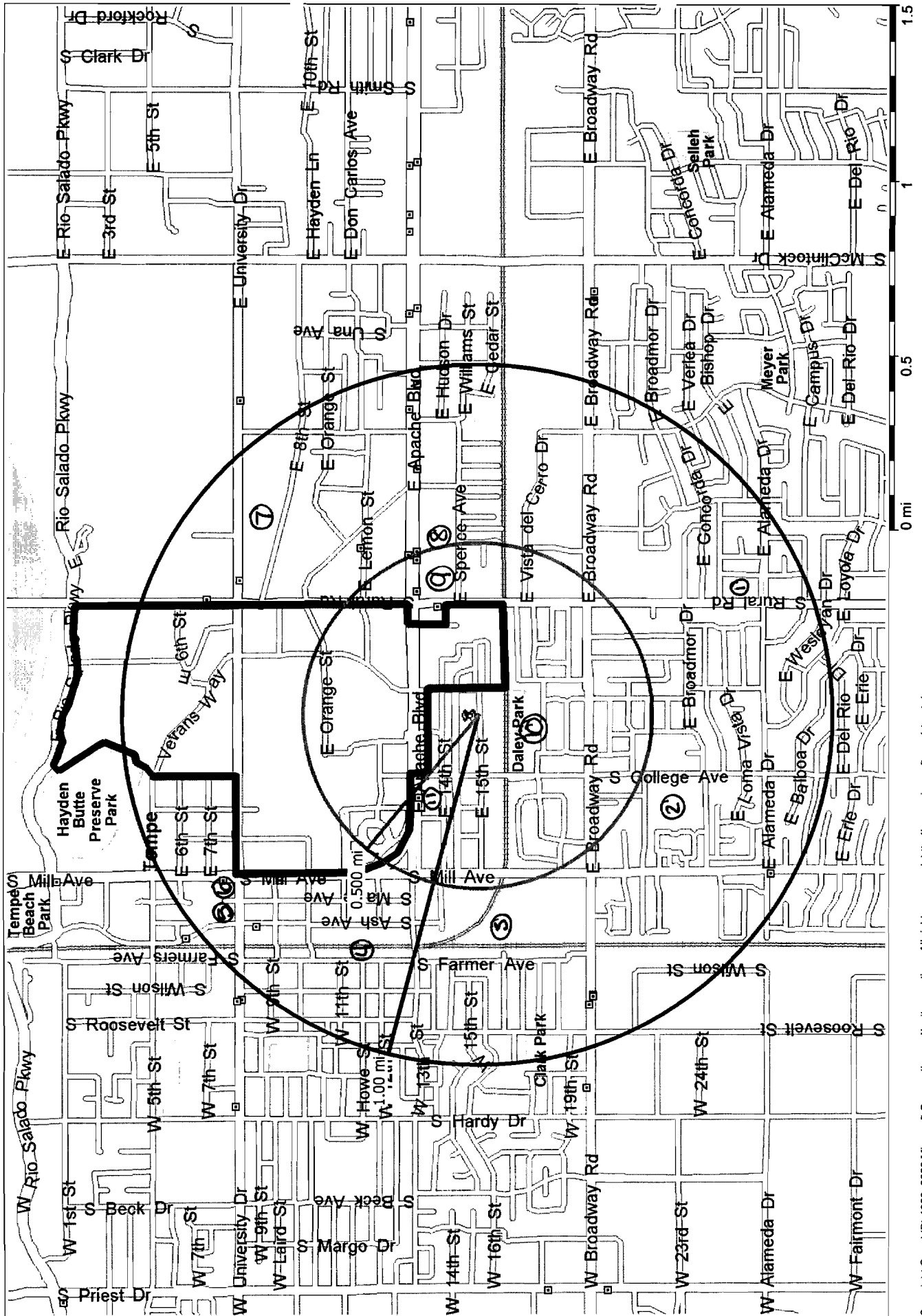
The proposed site is by far the best option in this area. It would provide coverage for all the objectives along E. Apache Blvd, therefore reducing the need for additional towers. There are also four live palm trees already on the lot, so the proposed Monopalm would not be out of character in this location. T-Mobile prefers to collocate wherever possible, however, in this location, there simply were no viable options.

Respectfully submitted,



Rulon Anderson
T-Mobile
PH30254D

1 Mile Colocation Study



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 trademarks of Tele Atlas, Inc.

T-Mobile®

SITE NAME: UNIVERSITY LUTHERAN
 SITE NUMBER PH30254D
 STATE: ARIZONA
 DESIGN: PROPOSED 65' HIGH MONOPALM

T-Mobile

2825 S. PLAZA DR. SUITE 4100 TEMPE, ARIZONA 85282
 PHONE: (602) 843-3000 FAX: (602) 843-3503

CDS

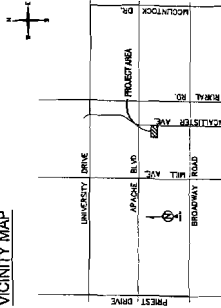
Custom Design Services
 800 E. Baseline Road, Suite B-1
 Tempe, Arizona 85283
 PH: (602) 788-5829 FX: (602) 381-2132

NO.	DATE	DESCRIPTION	BY
1	01/19/08	PRELIMINARY	CJM
2	01/29/08	SUBMITTAL	CJM
3	03/12/08	CITY COMMENTS	CJM

PROJECT INFORMATION
 02-146-03
PH30254D
 UNIVERSITY
 LUTHERAN
 340 E. 15TH STREET
 TEMPE, ARIZONA 85281

SHEET TITLE
**TITLE SHEET,
 VICINITY MAP AND
 GENERAL INFORMATION**
 SHEET NUMBER
T-1

VICINITY MAP



SITE DIRECTIONS FROM T-MOBILE OFFICE:
 TAKE BROADWAY EAST TO COLLEGE AVE. GO NORTH TO 15TH ST.
 TURN RIGHT AND FOLLOW TO SITE ON THE N.W. OF 15TH ST. &
 BROADWAY AVE.

CONSULTING TEAM

DESIGN COMPANY:
 CUSTOM DESIGN SERVICES, INC.
 800 E. BASELINE ROAD, SUITE B-1
 TEMPE, ARIZONA 85283
 CONTACT: SHAWN DAVIS
 PHONE: (602) 758-5829
 FAX: (602) 381-2132
 SURVEYOR:
 RELIANT LAND SERVICES
 1500 N. GILBERT STREET
 TEMPE, ARIZONA 85281
 CONTACT: MELVIN BAUTISTA
 PHONE: (602) 810-3075
 FAX: (602) 805-1291

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION
1S-1	TOPOGRAPHIC SITE SURVEY
2S-1	SITE PLAN
2S-2	ENLARGED SITE, DIMENSION PLAN AND ANTENNA PLAN
2S-3	ELEVATIONS

PROJECT SUMMARY

PROPERTY OWNER:
 DANIEL LUTHERAN CHURCH OF THE GOOD SHEPHERD
 1500 N. GILBERT STREET
 TEMPE, AZ 85281-0000 USA
 SITE ADDRESS:
 340 E. 15TH STREET
 TEMPE, ARIZONA 85281
 APN: 133-14-055A
 JURISDICTION: TEMPE
 ZONING: R1-6
 ADJACENT
 T-MOBILE
 CONTACT: MORRIS MCKELSON
 2825 S. PLAZA DRIVE, SUITE 4100
 TEMPE, ARIZONA 85282
 PHONE: (602) 843-3000
 FAX: (602) 843-3503
 ZONING/PERMITTING
 CONTACT: RULON ANDERSON
 PHONE: (602) 321-4903

PROJECT DESCRIPTION:
 PROPOSED THREE (3) ANTENNAS PER SECTION WITH 3 SECTIONS (TOTAL OF 9
 ANTENNAS) WITH A 3' X 3' X 24' ADJUTANT MOUNTED TO
 A 65' HIGH MONOPALM. THE ANTENNAS WILL BE MOUNTED TO
 T-MOBILE EQUIPMENT INSIDE A 30'-0" X 14'-0" LEASE AREA WITH 8
 BLOCK WALL TEXTURED AND PAINTED TO MATCH EXISTING BUILDING.

COSES

1998 INTERNATIONAL BUILDING CODE
 1998 NATIONAL ELECTRIC CODE
 OCCUPANCY CLASSIFICATION: S-2
 TYPE OF CONSTRUCTION: TYPE B-3

SYMBOLS



2825 S PLAZA DR SUITE #400 TEMPE, ARIZONA 85282
PHONE: (602) 443-3000 FAX: (602) 443-3503

PREPARED BY
CDS

Custom Design Services
600 E. Baseline Road, Suite B-1
Tempe, Arizona 85283
Phone: (602) 788-5829 Fax: (602) 391-2133

NO.	DATE	DESCRIPTION	BY
1	01/18/08	PRELIMINARY	CJW
2	01/29/08	SUBMITTAL	CJW
3	03/12/08	CITY COMMENTS	CJW

PROJECT INFORMATION

02-146-03

PH30254D

UNIVERSITY
LUTHERAN

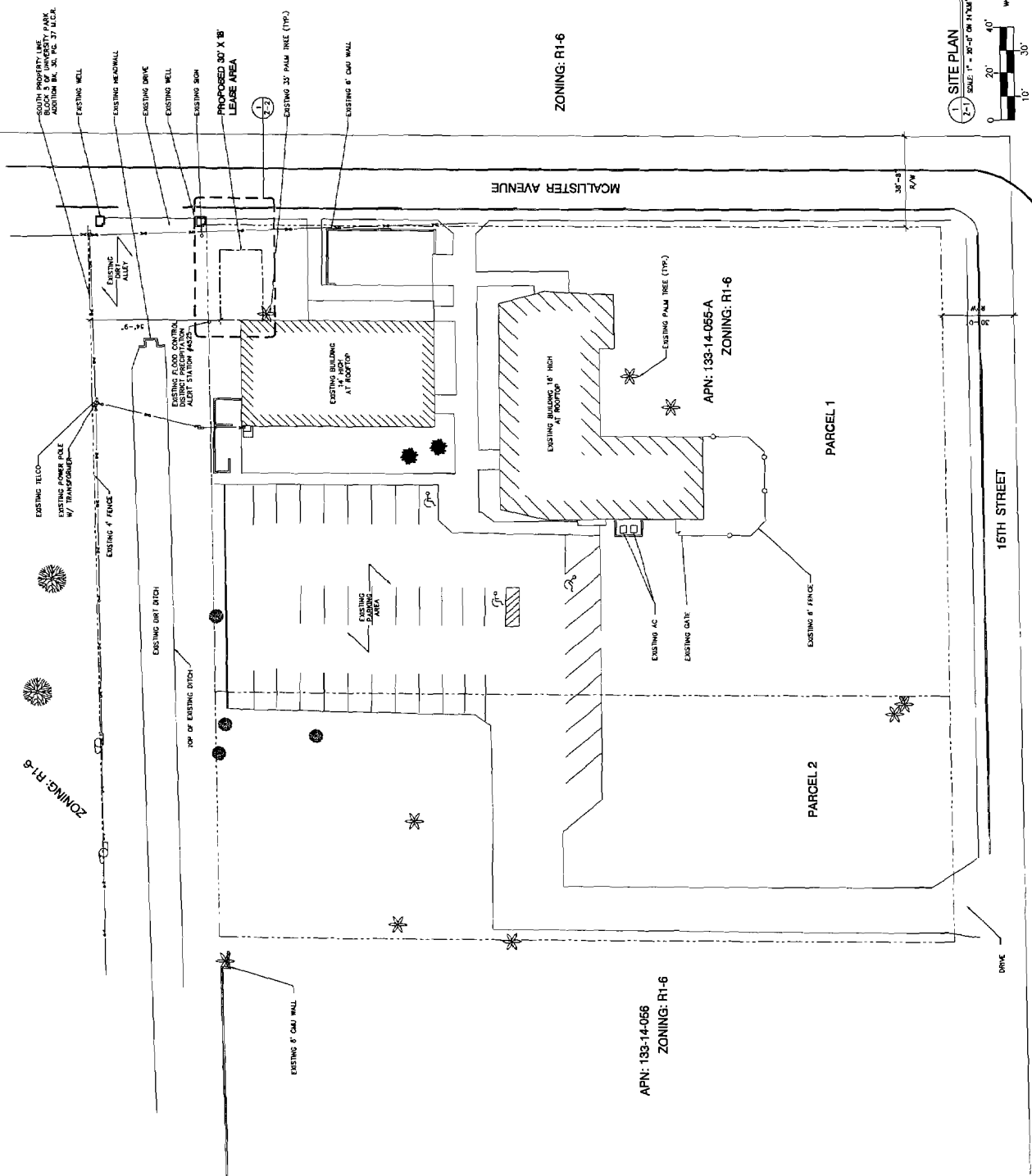
340 E. 15TH STREET
TEMPE, ARIZONA 85281

SHEET TITLE

SITE PLAN

BER

Z-



T-Mobile

3423 S. PLAZA DR. SUITE 1400 TAMPE, ARIZONA 85281
PHONE: (602) 443-3000 FAX: (602) 443-3043

PLANS PREPARED BY

CDS

Custom Design Services

800 E. Baseline Road, Suite B-1

Tampa, Arizona 85283

Ph: (602) 786-6628 Fax: (602) 371-1132

NO.	DATE	DESCRIPTION	BY
1	01/18/08	PRELIMINARY	CJW
2	01/29/08	SUBMITTAL	CJW
3	03/12/08	CITY COMMENTS	CJW

PROJECT INFORMATION

02-146-03

PH30254D

UNIVERSITY
LUTHERAN

340 E. 15TH STREET
TAMPE, ARIZONA 85281

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-3

TOP OF PROPOSED MONOPOL AND ANTENNAS
63'-0"

RAD CENTER OF PROPOSED ANTENNAS
83'-0"

PROPOSED THREE (3) ANTENNAS PER SECTOR
WITH 12 ELEMENTS EACH. ANTENNAS
A 4' ARRAY WITH 8 x 120° & 240°
AZIMUTH MOUNTED TO A PROPOSED 85'-0"
MONOPOL AT A RAD CENTER OF 83'-0"

TOP OF EXISTING PALM TREE
25'-0"

TOP OF EXISTING BUILDING
14'-0"

PROPOSED LIGHT FIXTURE
AND MOUNTING BRACKET

TOP OF PROPOSED CMU WALL
8'-0"

PROPOSED (1) 4'-0" WIDE 3'-0" HIGH
HOLLOW METAL DOOR (SHOWN OUTDOORS)
WITH LOCKABLE LATCH & METAL JAMB (FOR
MATCH NEW CMU WALL) TO BE INSTALLED TO
MATCH NEW CMU WALL

EXISTING GRADE
0'-0"

TOP OF PROPOSED MONOPOL AND ANTENNAS
63'-0"

RAD CENTER OF PROPOSED ANTENNAS
83'-0"

PROPOSED THREE (3) ANTENNAS PER SECTOR
WITH 12 ELEMENTS EACH. ANTENNAS
A 4' ARRAY WITH 8 x 120° & 240°
AZIMUTH MOUNTED TO A PROPOSED 83'-0"
MONOPOL AT A RAD CENTER OF 83'-0"

TOP OF EXISTING PALM TREE
35'-0"

TOP OF EXISTING BUILDING
14'-0"

TOP OF PROPOSED CMU WALL
8'-0"

PROPOSED METER AND DISCONNECT
PARKED TO MATCH BLOCK WALL
PROPOSED 4' CMU WALL FINISHED
AND TEXTURED TO MATCH EXISTING

EXISTING GRADE
0'-0"

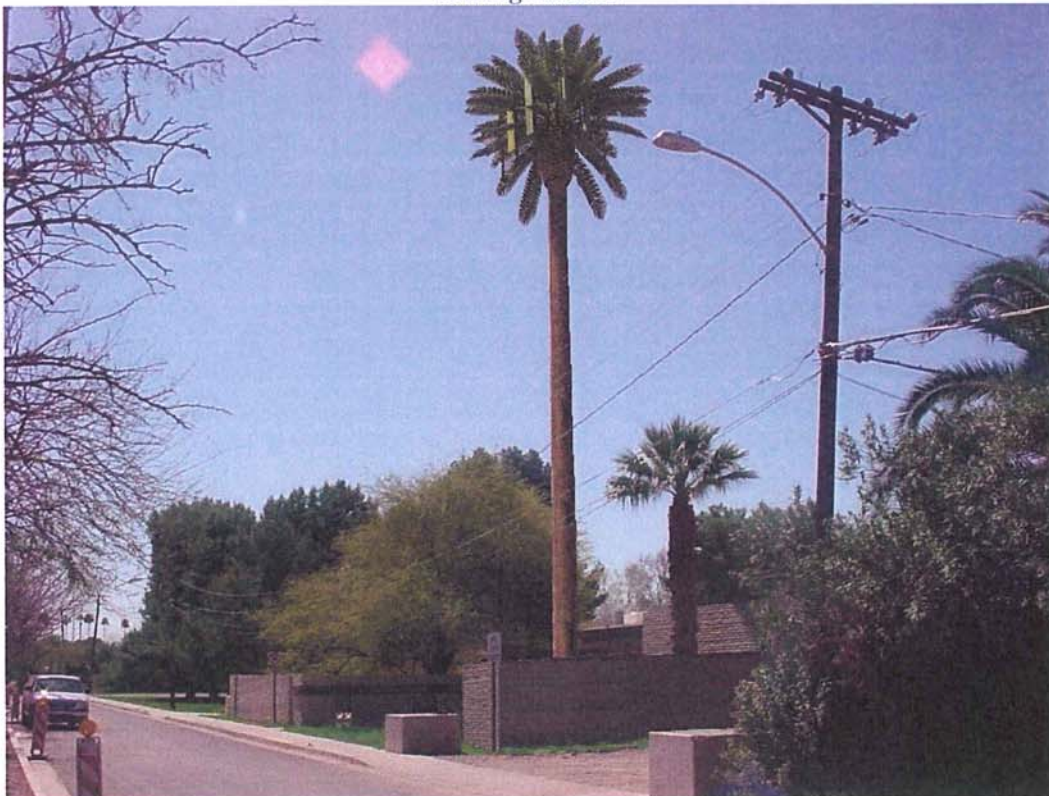
1 NORTH ELEVATION
SCALE 1/4" = 1'-0" ON 17x24" SHEET ONLY

2 WEST ELEVATION
SCALE 1/4" = 1'-0" ON 17x24" SHEET ONLY

0 2' 4' 10'



Existing Location



Proposed Location



UNIVERSITY LUTHERAN CHURCH – T-MOBILE

340 E 15TH ST

PL080106

REAR OF SITE: VIEW TO EAST





UNIVERSITY LUTHERAN CHURCH – T-MOBILE

340 E 15TH ST

PL080106

REAR OF SITE: VIEW TO SOUTHWEST

